

THE BAYSIDE HILLS BEACON

ISSUE 192, VOLUME 20, September 2024 | OFFICIAL BULLETIN OF THE BAYSIDE HILLS CIVIC ASSOCIATION, INC.



Save the Date

BHCA 9/11 Observance
Wednesday, September 11 • 7pm
Bell Blvd. & Horace Harding
Expressway

Future Dates
BHCA GENERAL MEETING
Candidates' Night
Tuesday, October 29th, 2024 • 7:30
at the Colonial Church of Bayside

BHCA GENERAL MEETING
Election Night
November 26th, 2024 • 7:30pm
at the Colonial Church of Bayside

Election Information

Dear BHCA Community,
If anyone is interested in a position as an Officer or BHCA Board of Director for the term commencing January 2025, please contact Eileen Feiner, Election Chair, at baysidehillscivic@gmail.com. Thank you!

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•PRESIDENT'S MESSAGE•

Hello Bayside Hills Neighbors

Today's weather was unusual as it was raining very hard in the morning, and it turned out to be a very nice summer day, although very humid. I'm seeing back-to-school commercials on television and even see Halloween decorations being sold in stores. These are not so subtle hints that summer is almost over and a reminder to focus our efforts on plans for the Bayside Hills Civic Association's (BHCA) annual 9-11 Observance ceremony.

On Wednesday, September 11th at 7pm on the 9-11 Memorial Garden at the northeast corner of Bell Blvd. and the Horace Harding Expressway the BHCA will join our community to observe the 23rd anniversary of those heinous attacks on our country. In addition to our usual ceremony, we will also acknowledge some of the individuals who are responsible for our beautiful Bayside Hills Memorial Garden as it appears today. A special thank you goes to the Lupo family of the L'Italiano Trattoria, located at 216-01 Horace Harding Boulevard (at Bell Boulevard). They have done an excellent job of watching over our Memorial. In addition, of course, our heartfelt thanks go out to the BHCA Beautification Committee, co-chaired by Ronald Keil of Keil Bros at Garden World, BHCA Vice President Sebastian D'Agostino, the rest of the BHCA Board and Rita Kashdan, for maintaining and enhancing the appearance of the Memorial Garden site throughout the year.

The Boy Scouts of America, as is our tradition, will oversee the colors, flags will be distributed, patriotic music will be played, special guest speakers have been invited, and you will be asked to bring candles to place around our Memorial Garden, like the photo below. Note: candles must be glass enclosed to protect against fire on our mall or battery-operated tea candles are a safe substitute.

A great deal of effort goes into making this event meaningful for everyone in the community. Please join us on 9/11. Please take the time to remember and reflect on the tragic events that happened 23 years ago on this date. As always, it will be a poignant, memorable evening. One final request of all parents and teachers; please tell your children about September 11th, 2001, and if at all possible, take them to our twenty-third anniversary observance of the attacks. We must perpetuate the memory of what occurred that terrible morning forever! Thank you!

Bell Boulevard Malls:

We have been advised that the Bell Malls reconstruction project is here! The ten-year odyssey is finally ending, and the renovation is about to begin. Any households that have rock gardens and planters that they maintain should remove shrubs and decorative stones that they wish to save.

•BAYSIDE HILLS CIVIC ASSOCIATION •

President's Message Continued

Reminder:

Please mark your calendar - Tuesday, October 29th, our next BHCA General Meeting 7:30 PM at the Colonial Church, located at Bell Blvd. where Luke Place and 216th Street converge. As usual this will be our "Meet the Candidates Night," always an interesting evening. Of course, we will be inviting officers from the 111th Precinct for their regular report; our BHCA programs committee will be on hand with delicious refreshments; and considering all the issues we are being challenged with including the City of Yes, the unsafe bike lanes, and concerns at the tire shop, we would like to see a large turnout. We will be emailing the community ahead of time so we can collect questions for our candidates.

We hope you all had a wonderful summer. Please join us at our BHCA activities beginning with 9/11, and kindly spread the word about our events.

Thank You.

Jack E. Niedemeyer,
President BHCA
facebook.com/baysidehills





Bayside Hills Civic Association

9/11 Ceremony

Never Forget

Please join us to commemorate the 23rd Anniversary of this tragic day.

September 11, 2024
7PM at Memorial Garden
Northside corner of Horace Harding
Expressway and Bell Boulevard

**If you want to place candles at the
Memorial Garden, please make sure the
candles are glass enclosed.**

**LET'S STAND
STRONG TOGETHER**



• BAYSIDE HILLS CIVIC ASSOCIATION •

Bayside Hills Civic Association to Conduct 9/11 Ceremony

Wednesday 7:00 P.M.
September 11, 2024

Yes, once again it is time to announce our annual BHCA 9/11 observance, 7:00 PM September 11, 2024, at our Memorial Garden, which is located on the north side of Horace Harding Expressway at Bell Boulevard. Our guest list will include our elected officials and clergymen Father Gabriel Lee Pastor, St Robert Bellarmine Parish, and Rabbi Gordan Yaffe of Congregation L'Dor V' Dor, Little Neck. The Boy Scouts of America, as is our tradition, will be in charge of the colors with local entertainer Johnny Sullivan singing our National Anthem, flags will be distributed, patriotic music will be played, and you will be asked to bring glass enclosed candles to place around our Memorial Garden similar to the photo below. (They must be glass enclosed to protect against fire on our mall.)



Our special guest speaker will be Judge George A. Grasso. George A. Grasso is a retired judge from New York City. He is also a 30-year veteran of the New York City Police Department. He retired as first deputy police commissioner in 2010 to become a judge. Grasso retired as Administrative Judge, Queens County Supreme Court for Criminal Matters in August 2022. I would be remiss in not thanking the Lupo family of the L'Italiano Trattoria, located at 216-01 Horace Harding Boulevard (at Bell Boulevard) who watch over our Memorial. In addition, of course, our heartfelt thanks go out to the BHCA board members co-chaired by Ronald Keil of Keil Bros at Garden World, BHCA Vice President Sebastian D'Agostino, and Rita Kashdan, for maintaining and enhancing the appearance of the Memorial Garden site throughout the year. As usual, our ceremony will be streamed by BaysideLive TV, thanks to Gregg Sullivan. A great deal of effort has been taken to make this ceremony very special, so a great turnout is always appreciated. Please take the time to remember and reflect on the tragic events that happened 23 years ago that day. As always, it will be a poignant, memorable evening-----Michael Feiner, Board of Director - BHCA

• BAYSIDE HILLS CIVIC ASSOCIATION •

Dear Bayside Hills Homeowners,

For over a year, we have been working with CB11 and Council Member Linda Lee's office in opposition to the NYC DOT plan to install an unprotected bike lane on 56th Ave. between 211th and 217th Streets. This is a bifurcated segment of 56th Ave, with a wide grass medium separating east and westbound traffic. As a result, the travel lanes are narrowed to a sub-Federal DOT guideline width for the inclusion of separate vehicle and bike lanes. The gutter pan includes longitudinal grates in the proposed bike path that are especially dangerous to riders.

The result would create an unsafe, unforgiving road that would put bikers, motorists, and pedestrians in harm's way.

St. Robert Bellarmine Church has also voiced opposition to the planned removal of parking on this segment, part of which is adjacent to the church property (betw. 213th and 214th streets).

Note the Bayside Hills Civic Association (BHCA) supports the safe expansion of the bicycle lane network. The BHCA stands in opposition to unilateral lane expansion that ignores homeowner and community input and the inclusion of unprotected, unsafe bike lanes.

Our work with Council Member Lee's help has successfully paused the plan for 56th Ave. Lee's office has informed us that the City has modified its plan and will retain parking for the entire length from Oceania St. to E. Hampton Blvd. Floating parking lanes will be installed in parts. The segment between 211th St and 217th St. will be a shared lane instead of separate vehicle and bike lanes on the narrow roadways. As of now, this information has not been confirmed. We await written confirmation of this information from the DOT and will share it with you upon receipt.

In the meantime, please consider sharing your thoughts on this issue with our representatives.

Contact them online,
by telephone, or by mail:

NYC Council Member Linda Lee District: 23 73-03 Bell Boulevard Oakland Gardens, NY 11364 718-468-0137 district23@cityofnyc.gov	State Senator John Liu District 16 38-50 Bell Blvd., Suite C Bayside, NY 11361 718-765-6675 liu@nysenate.gov	Commissioner Ydanis Rodriguez NYC Dept. of Transportation 9 th floor New York, NY 10041 https://www.nyc.gov/html/dot/html/contact/contact-form.shtml	State Assembly Member Nily Rozic District 25 159-16 Union Turnpike Flushing, NY 11366 718-820-0241 rozic@nyassembly.gov	Mayor Eric Adams City Hall New York, NY 10007 Contact the Mayor City of New York
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• BAYSIDE HILLS CIVIC ASSOCIATION •



The planning documents for City of Yes for Housing present a rosy picture in which thousands of affordable new homes flood the market, eliminating the housing shortage and reducing costs, with no drastic changes to any of our neighborhoods. That picture is not accurate at all, and the rampant disinformation needs to be refuted before this ill-conceived proposal comes to a vote. If passed, the City of Yes for Housing will permanently destroy many neighborhoods – especially, but not limited to, historic neighborhoods in eastern Queens.

There are 5 basic myths at the foundation of the proposal:

A little more housing everywhere. The proposal claims that no neighborhood will be overly burdened, and that all of our communities can easily absorb just a few more homes to solve the crisis. There are no limits built in to this proposal, however – there is nothing that would prevent “a little more” from becoming “a lot more” once developers target a neighborhood. None of that new housing may be affordable if developers see an opportunity to build market-rate or even luxury units instead.

The character of your neighborhood won't change. A high-density neighborhood that is already filled with apartment buildings may not feel different once a few more buildings are added. But it's disingenuous to suggest that a low-density neighborhood now made up of single-family homes will not have a different character once it starts filling up with apartment buildings. We are not eliminating single-family zoning. That is simply not true. Once accessory dwelling units are allowed in single-family zones, no builder will ever erect a single-family home again. Even if the zoning on the books remains the same, in fact the neighborhood would become a multifamily zone. Why not say plainly that New York City no longer wants anyone to live in a single-family zone, rather than hiding that intention behind the myth?

Single-family zoning is racist, exclusionary, and outdated anyway. New York City has a marvelous diversity of housing and neighborhoods to suit many different needs, for people of all kinds. It is untrue and insulting to imply that our single-family zoning is racially exclusionary. In my current Zip code, 11361, the population is half White, a third Asian, and the remainder a mix. In the nearby neighborhood where I grew up, Zip code 11429 is 80 percent Black, with the remainder a polyglot. What we have in common is that we want, and have earned, our little patches of green and tiny plots of land. With only 15 percent of New York City zoned for single-family homes, why would we want to eliminate housing diversity and deny it to those of us who have worked our way up to homeownership?

It's only fair to treat the whole city the same way. The only truly fair way is to treat communities as the unique entities that they are. For example, eliminating the off-street parking requirement may be workable where car ownership is low and there are commercial garages available for those who need parking. In neighborhoods like mine, people need and have cars – and wishing they didn't doesn't make it so. Allowing developers to build multi-family buildings without off-street parking will lead to predictable results: more cars, with nowhere to park them. A developer can walk away and leave a neighborhood to deal with more cars on the street. That is not an issue to be shrugged off, but a real consequence, and it's why the entire city cannot be treated the same.

City planners who are trying to solve a real problem – a need for more housing – are trying to do so by destroying historic neighborhoods when there are alternatives. Thousands of empty NYCHA units, luxury investment units that stand empty, landlord-held unoccupied apartments, deserted shopping malls, empty office buildings, outdated industrial buildings – these all have potential for conversion to housing. It may be easier to just demonize homeowners who want to preserve their communities, but once our historic neighborhoods are gone, they are gone forever. If the planners behind the City of Yes for Housing were honest, their PowerPoints and webinars would admit candidly that they are deliberately targeting our neighborhoods for urbanization.

Not since Robert Moses imposed his vision of a car-friendly metropolis, decimating neighborhoods in the process, has there been such a threat to our neighborhoods. We are not “housing units” – we are homes, and neighbors, and communities. The City of Yes for Housing is a crude cudgel that would destroy our communities, hidden behind the myth that it would creating affordable housing.

Roseann Henry is immediate past president of the Bellcourt Civic Association in Bayside, Queens.

• BAYSIDE HILLS CIVIC ASSOCIATION •



The ill-conceived City of Yes proposal is still going forward. This proposal has the potential to change the character and quality of life enjoyed by us Bayside Hills residents and that of many similar areas throughout NYC. It will eliminate 1 and 2 family zoning as we know it.

Your Civic Association has joined with the Queens Civic Congress in opposition to this proposal.

As of this date our Councilwoman Linda Lee commendably has indicated that she is firmly against this proposal. However, that is not the end of the battle because the City Council consists of 51 council members, and many do not appreciate the suburban like living that we in the outer boroughs enjoy and cherish.

On August 6 Borough President Richards hosted a public hearing to ascertain the views of the Borough residents. The overwhelming majority who opined indicated disfavor of City of Yes. As reported in the Queens Eagle on August 26 Borough President Richards said he was mostly in favor of the City of Yes and he is described as being all in on basement apartments and wants the city, state, and federal governments to function \$1 Billion to fund a basement apartment program. The Borough President's views are nonbinding and marks the end of the Borough's review of the proposal.

Sometime in the Fall the City Council will take a vote on this matter. In the meantime, you can help by petitioning the City Council Members, the Mayor and the Borough President to not pass his proposal. Also, there are lawn signs available. If you would like to display your solidarity against his proposal simply e-mail your Civic Association, and one will be provided while the supply lasts.

The City of Yes for Housing Opportunity will:

Eliminate one and two family zoning.

Allow accessory dwelling units (ADU's) such as basement apartments, garage apartments, and more to be built on all one and two family properties.

Allow LARGE MULTI family buildings and retail to be built on blocks that are now zoned for one and two family homes

Creates high-density residential zoning in "town centers" which will allow apartment complexes to be built on top of street-level retail.

Eliminates or significantly reduce density and height limitations, front and rear yard requirements, parking requirements, and green space requirements.

Allow apartment buildings to be built within a half-mile of train stations despite the current zoning.

• BAYSIDE HILLS CIVIC ASSOCIATION •

Proposed letter to forward to Linda Lee

Dear Councilwoman Lee:

I am writing today to urge you to oppose the City of Yes proposals that you will be voting on soon. These proposals will have negative impacts in both low-density and high-density areas of our city. While the City of Yes – Housing Opportunity proposal will frankly have catastrophic consequences on our residential communities, the matter at hand now is the City of Yes –Economic Opportunity proposal, which, if passed, will allow unregulated commercial uses throughout all of our neighborhoods. This pressing matter must be rejected to help preserve communities across the city and allow us to consider better solutions that will get our city back on its feet – the right way. While many of the aspects of these proposals will have dire impacts on our community, some of the worst include:

- Allowing owners of houses and apartments to open business establishments, including massage parlors, nail salons, and barbershops, will disrupt the quality of life in neighborhoods across the city and negatively affect the residential atmosphere that we have fought to maintain.
- This proposal will allow businesses into commercial areas where they shouldn't be able to locate, creating dangerous conditions on neighborhood retail commercial strips.
- Expanding the areas where cabaret licenses will be granted will diminish the quality of life in residences that are in close proximity to these areas.
- Allowing retail/office/storefronts such as corner stores
- Up to 2500 square feet on all properties within 100 feet of every corner on every residential block, transforming the quieter areas of our city into an unrecognizable commercial nightmare.

These changes, along with many others proposed alongside them, will lead to a need for increased enforcement from various city agencies that are already not equipped to take on the volume of issues we have today, let alone in the future. Between staffing shortages and newly announced budget cuts, these changes are all but guaranteed to place the burden of enforcement on already strained city workers. In addition, when considering zoning proposals with a citywide impact like these to the zoning code, collateral damage must be taken into consideration. In this instance, the myriad unintended consequences that would occur from adoption of these zoning changes are immense – and unacceptable.

As a resident of New York City that will unquestionably be affected by the negative impact of these proposals, I urge that you take these points into consideration, and that you further research and weigh how these proposals can affect myself as well as all of your constituents.

Sincerely, your constituent,

Name _____

Address _____

Email _____

Phone _____

•BAYSIDE HILLS CIVIC ASSOCIATION •

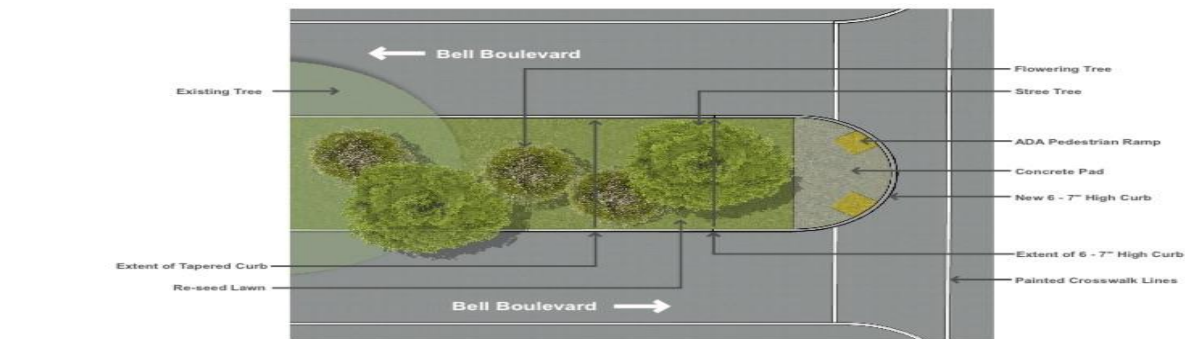
Bell Malls Construction Project

The Bell Malls Construction Project will be beginning shortly to help beautify Bayside Hills.

Goals

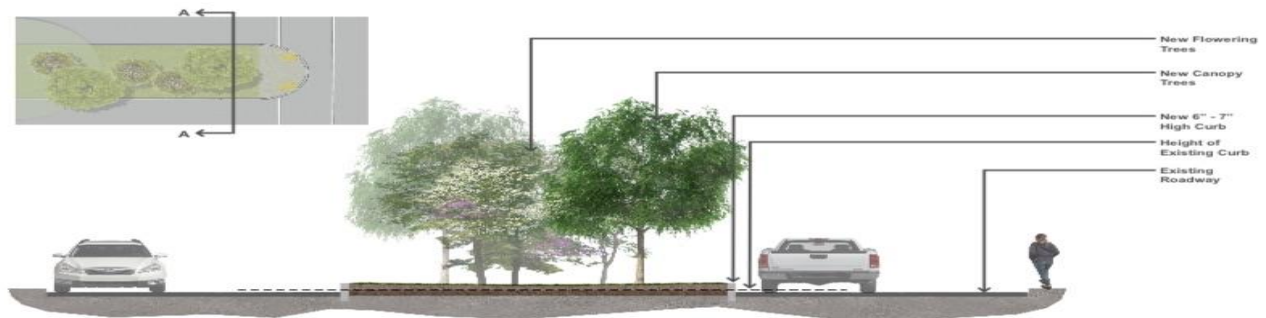
- Reduce vehicular impacts to the mall through planting and new raised curbs.
- Remove aging planters and planting bed. Various trees will be removed based on conditions of the tree per recommendations from NYC Forester.
- Installation of native and naturalized/non-invasive species known for drought and salt-tolerance

https://fb.watch/liHL_mveWB/



Bell Boulevard Malls | Current Schematic Plan

11



Section A



Bell Boulevard Malls | Schematic Section

12



Before



After

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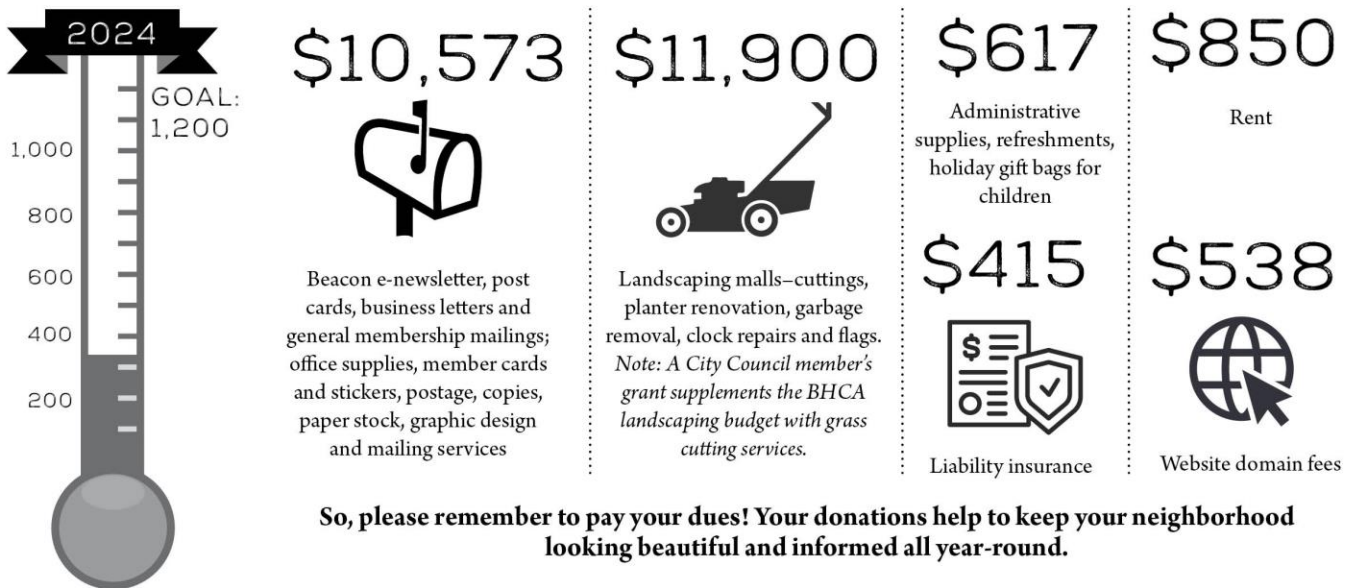
If you are a business owner who would like to participate and help the Bayside Hills community, please contact us at baysidehillscivic@gmail.com, we'd love to include you!

• MEMBERSHIP DUES •

BHCA

PLEASE SEND IN YOUR 2024 DUES DONATION TODAY!

We appreciate your generosity. The Bayside Hills Civic Association is an open homeowner membership organization representing over 1,200 households within the boundaries of Bayside Hills. Our mission is to promote a safer, more livable community. The BHCA Board is volunteer-powered and service-driven. Its advocacy, beautification, and communication work rely solely on the support of members, sponsors, *Beacon* advertisers, and participating discount merchants to maintain and improve our neighborhood. **Here is a simple infographic to show how some of our dues were spent in 2023.**



So, please remember to pay your dues! Your donations help to keep your neighborhood looking beautiful and informed all year-round.

2024 MEMBERSHIP DUES

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